

# NEWSLETTER

January, 2010

**HIGH POINT HOMEOWNERS ASSOCIATION  
P.O. BOX 361065 STRONGSVILLE, OH 44136**

## ORDER 2010 POOL PASSES **NOW!**

Again this year, residents need to order summer pool passes with their annual dues. There will NOT be distribution dates this summer. **You must order passes now**, even if you are not sure you will use the pool in 2010. You will not have another opportunity later. Last year most residents followed the procedure to order pool passes in advance and it worked wonderfully. Passes will be mailed to homeowners by May 15 (you do NOT need to provide an envelope or stamp – we will provide). Those that do not order pool passes before May 1, 2010 will pay a new \$10.00 administrative fee (which the trustees will donate to the High Point Shark Swim Team) to get passes. If your home is for sale, new owners will be exempted from this policy. Existing residents will not. A Pool Pass Registration form is included in this newsletter and was mailed with your dues invoice. Questions? Call 440-638-4304.

## **Annual Meeting Thursday, January 21**

Every year there is an annual meeting. In addition to trustee elections, information is discussed about association projects. **Trustees will report on the NEW tennis court surface and recreation area improvements recently completed.** Join us at the clubhouse on **THURSDAY, JANUARY 21**, beginning at 8:00 p.m. Trustee ballots may be turned in at the meeting and dues payments will also be accepted. Time is set aside to ask questions on other matters. Mark the date on your calendar.

A “WELCOME TO HIGH POINT” program will be held for **new residents** before the annual meeting on Thursday, January 21. This new resident meeting begins at 7:30 p.m. at the clubhouse. Information about High Point is discussed and questions are answered. Reservations are not needed.

## Easter Egg Scramble

*Sunday, March 28 at 2:00 p.m.*

Come celebrate spring at our **23rd** Annual Easter Egg Scramble. **Mark your calendars now, because there will not be another newsletter before this event.** Thousands of brightly colored eggs will be scattered for children to gather. All age groups will be run consecutively (separate groups take only a few minutes each) on **Sunday, March 28**, beginning at 2:00 p.m. Don't be late and bring a bag or bucket to collect eggs. Yes, it's Palm Sunday.

Kids will have an **eggciting** time and lots of fun. Moms, dads or grandparents must attend with participating children. Remember to wear outdoor clothes. There will be three age groups:

Walking to 3 years old

4 to 6 years old

7 to 10 years old

Come to the Recreation area tennis courts (please park at clubhouse and walk in). In case of very bad weather, it will be held on Saturday, April 3 at 2:00 p.m. (**Homeowner Hotline – 440-638-4304 – will have message if it is bad weather.**) Our event usually goes **very quickly**. Moms and dads can help little ones collect eggs, **but we ask parents to use good judgment in having a FUN event for all kids, NOT a contest to see who can get the most eggs.**

***See you on Sunday, March 28th***

## Retention Lake Safety

High Point residents are reminded that the two retention lakes in the development are NOT intended for fishing, swimming, boating or other recreational activity. These bodies of water are designed for the purpose of detaining runoff water from the development and surrounding areas. **It is especially important to understand that these lakes do not easily freeze and should NEVER be used for ice skating.** Parents should not allow children in the area because the banks of the lakes are steep and the water can have debris and contaminants. Lifesaving equipment is not provided at either lake.

### Clubhouse Conference Room Available

Residents are reminded that a conference room is available for use by local organizations. If a High Point resident has a committee or small group that needs to meet during the day or in the evening, there is no charge to use this room that can hold as many as 20 people for small group meetings. Call the Homeowner Hotline for reservations. **440-638-4304** (Resident must be present with group.)

## Homeowner Reminders

**Neighborhood Security** - During the winter when it gets dark earlier, residents should be alert and watch out for neighbor's homes. **Replace burned out lamp post lights**, as this is a critical element of our neighborhood security. Light is the best deterrent for criminals. If you have a home security system, the police require an automatic reset to prevent false alarms from sounding for hours.

**Winter Notes** - Residents should remember it is their responsibility to clear sidewalks within 24 hours of a snow. Clearing driveway aprons into the street defeats the city snow plow efforts. Snowmobiles, all-terrain vehicles or motor bikes are not permitted in common areas or the development at any time.

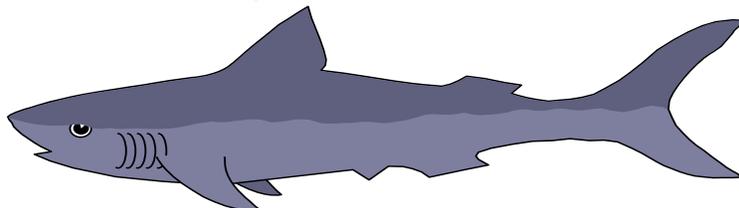
## \*\*\* High Point Swim Team \*\*\*

Believe it or not, it's time to start thinking about swimming! Your High Point swim team is open to all youngsters who can swim the length of the pool, who are 18 years or younger on June 1, 2010, and who reside in High Point or Deerfield Woods (a special arrangement). While the Strongsville Swim League is competitive, the primary emphasis of coaching is skill development and fun.

There will be a PARENT information/child registration meeting on **Thursday, March 11, at 7:00pm at the High Point Clubhouse**. You can also come just to get information. Registration forms will be available at the meeting. Since **required** committee assignments are made at this meeting, parents who make a time commitment that night receive their **first** choice of duties. Swimmer registrations are not accepted without a commitment by parents to serve on a committee or other assignment. Please remember swim meets cannot operate without the wonderful support of our parent volunteers. (Home meets require at least 40 parents and away meets require at least 28 volunteers.)

Please bring a current e-mail address as important information is sent via the internet (i.e. practice times, schedule changes, cancellation, etc.). If you don't have e-mail, we will still get information to parents via swim team mailboxes or signs posted at the High Point clubhouse. If you have questions about the team please call Rita Washko @ 878-9187. Join the team!

**Good Luck  
Sharks in  
2010!!!!**



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**Pool Passes Must be Ordered With 2010 Dues Payment**

## **YOUR DUES BRING BIG IMPROVEMENTS**

Two important capital improvement projects have been completed in recent weeks. Both of these have been in the works for some time, but timing and price opportunities moved the work ahead very quickly, spending 2010 budgeted dollars in 2009 to get discounted prices.

### **NEW TENNIS COURT SURFACE INSTALLED**

Announced last year, the trustees spent months investigating the best alternatives for fixing the surface on the two tennis courts. A number of options were examined, including replacing the base with a new asphalt surface or putting a synthetic court surface over the existing repaired asphalt. Months of discussions and analysis led to the decision to move to a synthetic surface. Not only do the trustees expect this alternative to last longer, but the cost was less to provide courts that would be more durable and help prevent athletic injuries.

Once the decision was made to install a synthetic surface, the trustees thoroughly reviewed the best products on the market. Obtaining bids from four companies took several months. Visits were made to synthetic surface sites and homeowner association references were checked before VersaCourt was selected. VersaCourt was superior in a number of ways.

Surface repairs to our courts were completed two days before Thanksgiving and the new surface was laid before the holiday. Timing became an issue, as the trustees observed that the tennis court surface had significantly deteriorated in 2009 and might suffer additional structural damage this winter. Leveling the court and filling the cracks under the new surface became a priority. This project, for repair, installation and materials, was under \$37,000.

Tennis players will find the new surface to be more resilient and the U.S. and International Tennis federations have determined the synthetic courts to be moderately fast compared to asphalt. A notable advantage is that the courts will be dry much faster and be playable much quicker after rain. We selected a burgundy court surface with the surrounding area light gray.

Of special note is that with the project we installed two “rebounders” on either end of the West court. These will allow for tennis training or practice. Similar to backboards, these nets give a much more realistic playback bounce and no noise like boards. Single players can come to the courts to practice alone and find the workout with the rebounders very genuine.

While we are the first homeowner association in Cleveland to have such a surface, High Point has been a leader in the past with pool design and playground equipment design and we fully expect synthetic surfaces to be the new standard in premier tennis courts. Our evaluation and analysis of the VersaCourt product restores our facility to pinnacle performance status.

Residents will still NEED a KEY to enter the courts. This is the same key that we have used for the past 20 years, so your old key will still work. Keys are identified with “TC” cut in the key.

### **NEW BASE MATERIAL FOR SWINGS INSTALLED**

When the new playground was built in 2008, the trustees decided on engineered wood fiber chips that provided a better safety cushion. It proved to be vastly superior to the old sand base. After seeing how this material has held up, the decision was made to replace the sand pits under the swing sets with the same wood chips. Excavation was completed and new plastic timbers contain the wood chips. These will provide a higher degree of safety for youngsters using the swings and not be subject to being thrown as was the sand. Especially during winter months, the chips will not compact and be frozen as was the sand. In many ways, this will be a superior change for the playground area.

***Photos of both improvements can be viewed at [www.hpohio.com](http://www.hpohio.com) – click “NEWS” tab***

# ★ ★ Architectural Review ★ ★

Architectural Control for the High Point Homeowners Association is defined in Article VI, Section 2 (Amended June, 1986) of the High Point Covenants and Restrictions, titled Architectural Control. *“No building, fence wall, or other structure shall be commenced, erected or maintained upon the Properties except by the Developer, or its authorized builder, building company, or other person, firm or entity. No exterior addition to or change or alteration to the Properties shall be made until the plans and specification showing the nature, kind, shape, heights, materials and location of the same have been submitted to and approved in writing as to harmony or external design and relocation in relation to surrounding structures and topography by the Board of Trustees of the Association, or by an architectural committee composed of three or more representatives appointed by the Board (until December 31, 1999, the architectural committee shall consist of three (3) members, two (2) of whom shall be appointed by the Developer and the other being appointed by all Owners other than Developer). In the event said Board or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with.”*

These protective covenants (part of the Association Covenants and Restrictions) maintain amenities and protect property values in the association. Keeping this in mind, homeowners are required to follow these simple steps when performing repairs, making renovations or adding to their homes. (This includes additions, alterations, decks, patios or any other work that requires a building permit from the City of Strongsville Building Department.)

Step 1 – Complete this application and deliver to High Point trustees. Copies of plans, drawings, sketches or blue prints must be submitted with this application. (These will be returned to you.) A response from the trustees will be returned to the homeowner within a few days.

Step 2 – File for a Building Permit with the City of Strongsville and inform the City that you have already made application with the High Point Homeowner Association.

Step 3 – Association will return your plans indicating action of approval or rejection. Association will respond with same information when contacted by the City of Strongsville.



## Application for Review of Construction, Addition, Renovation Plans

Send to: High Point Homeowner Assoc., P.O. Box 361065, Strongsville, Ohio 44136

Resident Name (please print) \_\_\_\_\_ Date \_\_\_\_\_

Property Address \_\_\_\_\_ Sublot # \_\_\_\_\_

Home Phone (     ) \_\_\_\_\_ Day Phone (     ) \_\_\_\_\_

Description of work to be performed: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed finish & colors: \_\_\_\_\_

\_\_\_\_\_

Include plans, drawings, sketches or blue prints with details and specifications of proposed work.

Homeowner signature \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE** -----

Date Received \_\_\_\_\_ Decision Date \_\_\_\_\_ ACTION: Approve [ ] Reject [ ] Qualify [ ]

Trustees: \_\_\_\_\_ by \_\_\_\_\_

## Association Dues payable in January

2010 Association Dues Notices were sent out via first class mail to each High Point homeowner. You should have received your dues notice in late December. If you did not receive your invoice or misplaced it, call Bob Campobenedetto at 238-3013 or Ken Evans at 572-3292. Homeowners of record (property owners listed in Cuyahoga County records) are legally responsible to pay dues.

Our By-Laws require dues be paid January 1 of each year. A grace period is authorized by trustees for payments received during January. Payments made after January 31 (determined by postmark date) are subject to a late fee of \$25 per calendar month, until paid. Dues remain at \$330 per year. If a homeowner has financial or special difficulties paying their dues, *please call a trustee immediately*. If your house is for sale, you still owe dues now and will receive money back when you sell later. **We appreciate homeowners who pay their dues on time each year. It is a big help to the trustees.**

## Next Newsletter in early May

Association trustees will send the next newsletter in May, **but you must order 2010 Pool Passes NOW**. Pool operating hours will be listed in early May newsletter, but you won't be able to order passes then. Association trustees encourage residents to keep up to date using our website.

## High Point Website URL

Our URL is short, fast and easy to remember. Information on the internet is always available to you. You can check many facets regarding High Point, including clubhouse rentals and a new section titled "Frequently Asked Questions – FAQ." Check "NEWS" for the latest information.

**[www.hpohio.com](http://www.hpohio.com)**

Check here first for information on events and activities. If you can't find it here, call 440-638-4304.

## Planning to add or renovate?

High Point residents are governed by Covenants and Restrictions. If you plan to remodel or add to your home, it is necessary to first contact the homeowner association. An Architectural Review form must be submitted for approval. Forms are available on our website or by calling 440-638-4304.

## ***Holiday Party Packed the House***

Our 2009 Holiday Party set a new attendance record with a tremendous crowd at the clubhouse for Santa Claus and our magic show at the clubhouse on Sunday, December 20. Well over 250 people (kids, parents and grandparents) attended the magic show and received creative balloon figures and had the opportunity to spend time with Santa. Everyone had a great time. Each youngster who attended received a musical snow globe decoration. *(This event is for residents and grandkids, not cousins and other relatives or friends. We appreciate that other relatives might like to attend, but we need to limit the party to residents and grandkids.)* Mark your calendars now for December 19, 2010.

### **Association Trustees**

David Knowles	18435 Yorktown Oval	440-238-5769
Jack Schneider	18275 North Salem Row	440-238-8679
Mark Skalak	17716 Plymouth Row	440-238-5955
Ken Evans	18399 Yorktown Oval	440-572-3292
Bob Campobenedetto	18156 Rustic Hollow	440-238-3013

*Please remember family members can take messages for the trustees, but are unable to answer questions about concerns or issues within the association. Thank you for your cooperation.*

## About Fences & Sheds in High Point

Calls are received periodically about fences and sheds in High Point. These are **NOT** permitted in our development as they are prohibited by the Covenants and Restrictions. There were several that were constructed prior to 1990, when the developer had controlling authority and allowed them to be built. Your trustees are charged with a fiduciary responsibility to uphold and enforce the articles of the Covenants and Restrictions, a serious responsibility in the eyes of the law. Association trustees do not search for violators, but when situations are reported, they must investigate the complaint.

If you see a shed or fence, it is either one that was permitted prior to 1990 by the developer or one that is being investigated or litigated by the trustees. Because civil litigation is a slow process in the court system, it may seem like a condition exists longer than it should. Going to court to enforce the Covenants and Restrictions is not only time consuming and expensive, but it is what the trustees are legally required to do. Residents ask about changing the C&R and the answer is that it requires a vote of 90% of the residents (572 of 635) to approve any change. Your trustees consider this to be an impossible task and must therefore enforce the C&R as they were written in 1976.

Article VI, Section 2 of the Covenants and Restrictions (amended in 1986) says in part, "... No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, except by the developer, or its authorized builder, building company, or other person, firm or entity." This statement has been interpreted by the Cuyahoga County Common Pleas Court to mean that fences and sheds in High Point are prohibited. As trustees, we are obliged to enforce this restriction in a uniform manner within the association. Homeowners who violate the Covenants and Restrictions, including the above, should expect the trustees to pursue the matter as necessary, including taking legal action against violations. We appreciate the cooperation of High Point residents in observing the requirements of the Covenants and Restrictions. Direct questions to any trustee.

## NEIGHBORHOOD SAFETY

During the winter season, many visitors come into our development. Some are invited and some are not. Be on the lookout for activity that does not look right and call police. If neighbors are on vacation and you see lights on in the house, it is usually a bad sign. If you see or hear people roaming the area late a night, a call to the police is also warranted. Vandalism, damage and theft all usually take place a night, under the cover of darkness. Look out for your neighbors and call police when you see something that does not look right. Police would rather respond to false alarms than not be called and complete crime reports later on. Make sure your front post light is working to light the night.

## Election Ballot for Association Trustee

Two Board of Trustees positions are available for a two-year term that runs from January 2010 to December 2011. There are five trustee positions, with David Knowles, Jack Schneider and Mark Skalak serving a two-year term that began in January 2009. Ballots may be mailed to the association post office box or delivered to the Association Annual Meeting on **Thursday, January 21 at 8:00 pm.**

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136  
Homeowners should vote for two candidates and mail the ballot to the address above no later than January 19 or bring it to the Annual Meeting on January 21. All ballots require the homeowner name and address for validation. Vote for no more than two trustees. A simple majority of votes from the ballots cast will determine the successful trustees. (\* indicates current trustee)

**Vote for  
ONLY 2**

- \* Bob Campobenedetto 18156 Rustic Hollow
- \* Ken Evans 18399 Yorktown Oval

**Vote for  
ONLY 2**

Homeowner casting ballot (print) \_\_\_\_\_ (name required)

Homeowner address \_\_\_\_\_ Date \_\_\_\_\_

***Thank you in advance to residents who support the association and cast ballots.***

# Internet at Your Fingertips

Have you visited our website lately? You will find tremendous resources at your fingertips. Included are news, forms, maps, Covenants & Restrictions, clubhouse rental calendar, and much more. You can also find it using popular search engines. Bookmark our easy URL in your favorites.

*(To be added to the Association's mass e-mail list to be notified of updates to the site and special events please **send your e-mail address to [www.high\\_point\\_hoa@yahoo.com](mailto:www.high_point_hoa@yahoo.com)** with the subject line "MASS E-EMAIL". This will put you first on the notification list when there is NEWS!)*

**→→→ [www.hpohio.com](http://www.hpohio.com) ←←←**

## Club House Rentals Booking Now

As a homeowner, you may rent our club house for private parties. Dates for 2010 – graduations, Communion, birthdays, anniversaries, sports parties, weddings, showers, family parties - are now booking quickly. To determine available dates, go to our website and click on "Clubhouse Rentals" in the left margin. Then click on "View Calendar" in the upper right. You will see the rental calendar and can check available dates. Call the High Point **Homeowner Hotline, 440-638-4304**, with your date request. Dates are booking quickly. Your call about a rental will be returned within a few days.

***Summer rentals*** are \$250, which includes the cost of lifeguards. ***Summer parties using the pool may start as early as 5:00 p.m.***, with parties sharing the pool with High Point residents during homeowner hours. When the pool closes to residents at 10:00 p.m., parties have the pool to themselves. ***All parties MUST END BY MIDNIGHT - 12:00 A.M.*** Clean-up must be completed and the club house locked up by 1:00 a.m.

***Summer Pool Rentals*** may also be done from 5:00 p.m. ***ending at 10:00 p.m. any day (including Saturday or Sunday)***, for a discounted price of \$125. These events must end at 10:00 p.m. and cleanup must be done by 11:00 pm. (No extensions are permitted.)

***NON-POOL summer rentals are \$125 (anniversaries, showers, retirements, etc.)***. These can be any time during the day or evening. NO pool use is allowed with these rentals.

Call the Hotline (440-638-4304) for information on these pool and clubhouse rental options.

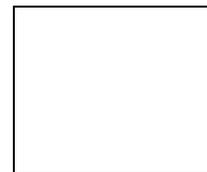
A refundable security deposit of \$300 is required and returned if no damage is done to the club house. Rental dates are confirmed only when separate checks (rental fee and security deposit) are received, a rental contract has been signed by the homeowner, and a "Release From Liability and Agreement to Indemnify" form has been executed. **Residents who rent the club house are responsible for cleaning the facility when they are done, removing all trash and debris, taking down decorations and tape, vacuuming the floor, and putting tables and chairs away.**

Club House rentals are a privilege reserved for High Point residents only and not friends, other relatives or the general public. Activities are limited to family entertainment and recreation, unless otherwise approved by the trustees prior to a contract being signed. Residents renting the facility must be present at all times and are responsible for the conduct of guests and any damage. Inspections of the facility are done before and after each party. ***Fire code capacity is 120 people.***

**ORDER POOL PASSES NOW**

**HIGH POINT ANNUAL MEETING  
THURSDAY, JANUARY 21 - 8:00 pm**

**High Point Homeowners Association**  
P.O. Box 361065 - Strongsville, Ohio 44136



FIRST CLASS

## Association dues payable by January 31

😊😊😊😊 *Easter Egg Scramble* 😊😊😊😊  
SUNDAY, MARCH 28 at 2:00 p.m.

## HIGH POINT NEWSLETTER

### *Annual Meeting Thursday, January 21*

High Point homeowners are encouraged to attend the Annual Meeting of the Association at the club house on **THURSDAY, JANUARY 21**, beginning at 8:00 p.m. **Trustees will report on NEW tennis court surface and recreation area improvements.** Our business meetings are short and to the point. In addition to trustee reports, there will be a time for questions from the audience.

**Before the annual meeting on January 21**, a “WELCOME TO HIGH POINT” session is held for **new residents**. This begins at 7:30 p.m. at the club house. No reservations are needed to attend.

### ✦✦ **order pool passes now** ✦✦

Again in 2010, residents need to order summer pool passes when they pay their annual dues. There will NOT be distribution dates this summer. You must order passes now, even if you are not sure you will use the pool in 2010. You will not have another opportunity later. If you do not order pool passes by May 1, 2010, you will have to pay a new \$10.00 administrative fee (which will be donated to the Swim Team). Passes will be mailed to homeowners by May 15 (you do NOT need to provide an envelope or stamp – we will provide). If your home is for sale, new owners will be exempted from this policy. Existing residents will not. A Pool Pass Registration form is in this newsletter.

*[www.hpohio.com](http://www.hpohio.com)*

**HOMEOWNER HOTLINE: 440-638-4304**